



OFFICE OF
**VACANT &
PUBLIC PROPERTY
ADMINISTRATION**

A Division of Develop Louisville

LANDBANK MEETING MINUTES

July 24, 2014

Call to Order:

Chairman William Schreck called the July 24, 2014 meeting to order @ 3:00 p.m.

Present:

- **Board Members:**

Chairman William Schreck, Vice-Chairman Ishmon Burks, and JCPS appointee Franklin Jones were present establishing a quorum.

- **Staff:**

Jeana Dunlap
Paul Mastrolia
Dena First
Joshua Watkins
Linette Huelsman
Mary McGuire

Jefferson County Attorney's Office:

Jo Ann Burke, Assistant County Attorney

- **Guests:**

Matthew Harrell, N.A.R.E.B.
Howard Parker, REIRS
John Robertson, Ajax Property Management, LLC
Bernard Robertson, Ajax Property Managements, LLC
Tammie White
Carin Veed, Habitat for Humanity
Janel Temple, Habitat for Humanity
Joseph Bivens, Louisville Progressive Firefighters
James Green, STEDCO

The July 24th meeting began with Bill Schreck noting that the board members have received a copy of the May 28, 2014 minutes and asked if there were any revisions. Hearing no comments or revisions, Bill Schreck requested a motion to approve the May 28, 2014 meeting minutes. The minutes were unanimously approved as submitted.

Bill Schreck then asked Paul Mastrolia to present the first item of new business



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NEW BUSINESS

RESOLUTION 16, SERIES 2014

3441 Park Row Drive

1009-0324-0052

PVA Value: \$87,510

Sale Price: \$1.00

River City Housing, Inc. (RCH) is proposing to rehab the single family house at 3441 Park Row Drive located in the City of Shively in CD 3. RCH is a designated CHDO (Community Housing Development Organization) and to date has completed the development and sale of 150 single family homes. RCH is applying for the 2014 HOME NOFA to help finance the project. Construction will start within three months of acquisition and take six months to complete. Hard costs are estimated at \$103,009 with a sales price of \$123,000. The property is a recent donation to the LBA that was accepted based on RCH interest in its acquisition. The proposed sale price to River City Housing is \$1.00 subject to receipt of a HOME funding commitment.

DISCUSSION OF RESOLUTION 16, SERIES 2014

Paul Mastrolia read the proposal (see above) to the board members and then asked if there were any questions. Franklin Jones replied that everything was pretty straight forward. He then made a motion to approve Resolution 16. Ishmon Burks seconded the motion, Resolution 16 was approved unanimously.

RESOLUTION 17, SERIES 2014

1415 South 28th Street

048K-0035

PVA Value: \$52,500.00

Sale Price: \$1.00

Resolution 17, Series 2014 was withdrawn from the agenda at the request of the developer.

RESOLUTION 18, SERIES 2014

2121 St. Xavier

004J-0114

PVA Value: \$2,600.00

Sale Price: \$500.00

Mrs. Tammie White is the owner/occupant of 429 N. 22nd Street and she also owns the lot at 2123 St. Xavier Street located directly across the street from her personal residence. Mrs. White is requesting to purchase 2121 St. Xavier Street, an unimproved lot (25'x 100') located in the Portland Neighborhood, Council District 5. Mrs. White has owned the vacant lot at 2123 St. Xavier ST since 2005, and has lived at her residence since 1994. She has maintained the subject property for over 5 years and will use the property as green space and a play area for her grandchildren and pets. A site visit by staff shows both of her properties to be in good order and



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well maintained. The subject property has been in the Landbank for 23 years. The proposed sale price is \$500 in accordance with the Price Policy.

DISCUSSION OF RESOLUTION 18

Bill Schreck asked if the requestor was present. Tammie White introduced herself. Bill Schreck asked what her intended use will be for the property. He stated it would be to have extra space for her grandchildren to play and to give their dogs room to run and play as well. Franklin Jones asked if a deed of consolidation would be needed since they are requesting to purchase a property next to a lot they already own. Paul Mastrolia replied yes. Franklin Jones asked how they heard about the property being for sale. Tammie White replied that a guy came and told them.

Franklin Jones made a motion to approve Resolution 18, Series 2014. Ishmon Burks seconded the motion, Resolution 18 was approved unanimously.

RESOLUTION 19, SERIES 2014

<u>3955 Craig Avenue</u>	<u>066G-0060</u>
<u>PVA Value: \$2,160.00</u>	<u>Sale Price: \$1.00</u>
<u>3958 Craig Avenue</u>	<u>066G-0070</u>
<u>PVA Value: \$9,800.00</u>	<u>Sale Price: \$1.00</u>
<u>3960 Wheeler Avenue</u>	<u>066G-0062</u>
<u>PVA Value: \$2,250.00</u>	<u>Sale Price: \$1.00</u>
<u>3962 Wheeler Avenue</u>	<u>066G-0061</u>
<u>PVA Value: \$990.00</u>	<u>Sale Price: \$1.00</u>
<u>3002 Southern Avenue</u>	<u>049C-0135</u>
<u>PVA Value: \$2,500.00</u>	<u>Sale Price: \$1.00</u>
<u>1764 West Burnett Avenue</u>	<u>041F-0199</u>
<u>PVA Value: \$7,000.00</u>	<u>Sale Price: \$1.00</u>

Habitat for Humanity is requesting to purchase six (6) parcels of land needed to build five (5) SF homes for qualified, low-income homebuyers. The subject properties are located in the Hazelwood, Park Duvalle and Park Hill neighborhoods in Council District 15 and 3. The homes will range from 3 BR/1BA to 4BR/2BA in size. The construction costs are estimated between \$70,000 and \$91,000 and the homes are expected appraise and sell for \$100,000. Construction is expected to begin in July of 2015 and be completed by December, 2015. Funding for this project



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will come from Habitat for Humanity's Homeowner Mortgage Payments, Kentucky Housing Corporation, the Federal Home Loan Bank and the Affordable Housing Trust Fund. The six properties have been in the Land Bank for a total of 70 years.

DISCUSSION OF RESOLUTION 19

Jenel Temple, Director of Family Services and Carin Veech, Program Manager for Home Buyer Development for Habitat for Humanity were present. Bill Schreck ask them to discuss their proposal. Jenelle began by saying that they have five people approved for the program, who are waiting for lots that Habitat can match them with. They wanted to have a variety of lots in order to give people a choice as to where they want to live. Franklin Jones asked where Habitat receives its funding. Janel replied that Habitat is the bank and the builder, providing no interest loans at 20-25 year mortgage. Ishmon Burks asked how Habitat receives referrals. Janel replied they have brochures in health clinics, grocery stores, neighborhood centers; much of the referrals are from word of mouth. Franklin Jones what their experience has been in regards to people paying for their homes. Janel replied they have foreclosed 5-7 out of 400 homes since 1985.

Ishmon Burks made a motion to approve Resolution 19, Series 2014. Franklin Jones seconded the motion, Resolution 19 was approved unanimously.

Bill Schreck asked if there were any other items on the agenda, hearing none, he requested motion to adjourn the meeting. Franklin Jones made motion to adjourn, Ishmon Burks seconded, and the meeting was adjourned at 3:39 p.m.

RESOLUTION 20, SERIES 2014

2614 Garland Avenue

046D-0209

PVA Value: \$2,500.00

Sale Price: \$125.00

Mr. David Satterly of the Rincon Group, LLC is requesting to purchase the unimproved Landbank owned parcel at 2614 Garland Ave for use as a side yard for the single family house they own at 2612 Garland Avenue. The subject property is located in the Parkland Neighborhood, CD 6. If approved for sale the properties will be consolidated by deed. A site visit by staff shows the house to be occupied and in good condition. The subject property was acquired last month in donation at no direct cost to Louisville Metro. The property will be sold for \$125.00 per the Price Policy.

DISCUSSION OF RESOLUTION 20

Franklin Jones made a motion to approve Resolution 20, Series 2014. Ishmon Burks seconded the motion, Resolution 20 was approved unanimously.



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GENERAL DISCUSSION ITEM

Bill Schreck requested the representatives from St. Stephen Economic Development Corporation (STEDCO), Langston Gaither and James Green to present their proposal to the board.

Langston Gaither began by informing the board that director of the STEDCO board is Dr. Kevin Cosby and that the St. Stephen church is in the California neighborhood. The in 1990's STEDCO acquired properties from the Landbank Authority two expand the church facility and build the St. Stephen Family Life Center located at 15th and Kentucky. They would like to request more properties (42) in order to expand the foot print to build housing for persons who are in distress. They would also like to build store fronts and student housing. Franklin Jones asked where the properties were located. Langston replied they are in the California neighborhood, some are contiguous, and others are not. Franklin Jones asked if they were willing to partner with Metro Bank. Langston confirmed they will be working with Metro Bank. Franklin Jones asked if the church was tax exempt. Langston replied they are a non-profit organization. Ishmon Burks asked if they were requesting lots and structures. Langston replied they are mostly vacant lots, but there are two structures. Franklin Jones asked time frame of the project. Langston replied that it would take 24 months.

Bill Schreck reminded the board they were not required to make any decisions and that STEDCO still needs to submit an application to the Office of Vacant and Public Property Administration that includes a plan, timelines and also include they organizations ability to fund the project. Jeana Dunlap added they would also like to know what is planned for each site, due to some of them not being contiguous. Ishmon Burks suggested that they should think about doing their project in phases. Franklin Jones asked if the student housing would be in phase one. Langston replied yes. Ishmon Burks asked if you can walk from St. Stephens to attend Simmons Bible College. Langston replied, yes and some students already do that. Franklin Jones asked if STEDCO was planning to build the typical dormitories or apartments for students. Langston replied they wanted to build apartments, to accommodate students that have families.

Bill Schreck added that STEDCO is proposing a plan that would require different zoning than what the properties in that area allow, so they would need to request a re-zoning. Mr. Schreck also commented that the board does not need detailed architectural drawings, but general renderings would be good. Franklin Jones asked how many students are currently enrolled in Simmons Bible College and how many are expected in the future. Langston replied they currently have 175 students, which is up 100% from last year. They also are completing accreditation to become a HBCU (Historically Black Colleges and Universities). Franklin Jones asked if they anticipate other ethnicities to attend Simmons Bible College. Langston replied they currently have two students that are of different ethnicity. Franklin Jones asked if corporation existed between the University of Louisville and Simmons in regards to housing. James Green replied there have been corporative arrangements with Spaulding. Mr. Green also added that Simmons just added 4 new degree programs that will increase the population of Simmons and



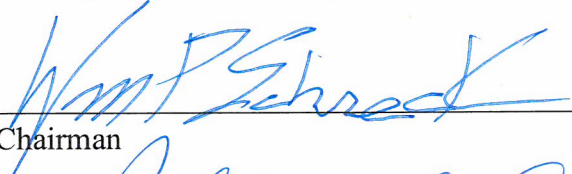
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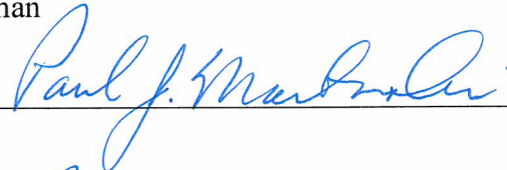
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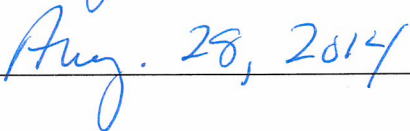
draw all kinds of students. Mr. Green stated that this project will not only build the west end but also the Mayor's initiative to get more degree candidates and people with degrees to this community.

Jeana Dunlap requested that they speak about the commercial properties that they own. Mr. Green replied they have properties on 18th and Dumesnil that is a food and clothes closet, that is already helping the community. Franklin Jones commented that they should also consider having mix income housing with thinking about their plan. Bill Schreck added that he strongly suggested they submit the application and proposal. Franklin Jones commented that he was pleased with their proposal and thanked them for presenting today.

Franklin Jones made a motion to adjourn the meeting, Ishmon Burks seconded the motion. The meeting adjourned at 3:33pm


Chairman


Staff


Date